

QUITCLAIM DEED
WITHOUT COVENANT
012502

TRANSFER
TAX
PAID

X
X

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63-125

PEOPLES HERITAGE REALTY 1, a Maine banking corporation with a place of business at One Portland Square, PO Box 9540, Portland, in the County of Cumberland, State of Maine, for valuable consideration, releases to **Investment Properties Corporation, P.O. Box 212, Durham, N.H.**, the premises situated at 148-150 College Avenue, Waterville, in the County of Kennebec, and State of Maine, described on **Exhibit A**, attached hereto:

Meaning and intending to convey the premises described in a deed to Peoples Heritage Savings Bank dated September 24, 1998, and recorded in said Registry of Deeds in Book 5741 Page 85

IN WITNESS WHEREOF, Peoples Heritage Savings Bank has caused this instrument to be signed in its corporate name by its duly authorized officer JOSEPH D. Guimond, its Vice President this 30 day of April, 1999.

WITNESS



PEOPLES HERITAGE REALTY 1

By:

Joseph D. Guimond

Its:

Vice President

JOSEPH D. Guimond

Print Name

STATE OF MAINE
CUMBERLAND, SS.

ACKNOWLEDGMENT

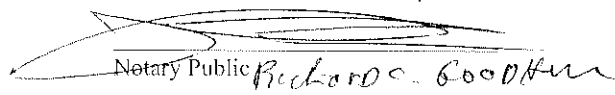


4-30, 1999

Personally appeared the above named Joseph D. Guimond and acknowledged the foregoing instrument to be his/her free act and deed in said capacity, and the free act and deed of said Corporation.

Before me,

My Commission
Expires on May 24
2000



Notary Public

Richard C. Goodkin

Richard C. Goodkin
Print Name

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EXHIBIT A

A certain lot or parcel of land with the buildings thereon together with all the contents and personal property located thereon, situated in said Waterville, on the west side of College Avenue in said Waterville, and bounded and described as follows, to wit:

Starting at a stone bound located by the driveway to the barn on College Avenue, the line proceeds north forty-seven (47) degrees thirty (30) minutes east (true meridian) a distance of forty-two (42) degrees twenty (20) minutes west at ninety (90) degrees ten (10) minutes with the aforesaid line a distance of one hundred fifty (150) feet to an iron pipe; thence southerly at an angle of ninety (90) degrees ten (10) minutes eighty-two (82) feet to an iron pin; thence southerly at an angle of one hundred seventy-three (173) degrees fifty-nine (59) minutes sixty-six and ninety-one hundredths (66.91) feet to an iron pin; thence thirty (30) minutes eighteen and twenty-two hundredths (18.22) feet to an iron pin; thence in a southerly direction at an angle of sixty-three (63) degrees fifty (50) minutes eighteen and sixty-five hundredths (18.65) feet to an iron pin; thence in an easterly direction at an angle of ninety (90) degrees one hundred thirty-two (132) feet to an iron pin on the street line of College Avenue; thence north forty-one (41) degrees twenty-nine (29) minutes at an angle of ninety (90) degrees with the aforesaid line a distance of sixty-one and eight tenths (61.8) feet to the point of starting (the stone bound by the driveway) which makes an angle of one hundred seventy-three (173) degrees fifty-nine (59) minutes on College Avenue.

As part consideration of this conveyance are the restrictions running with the land and binding upon the Grantee, their successors and assigns, that no malt or vinous or hard liquor or spirits shall ever be sold at retail or wholesale on the premises herein described.

The above restrictions regarding the sale of alcoholic beverages on the premises were released by the Sisters of Charity of Waterville, Maine by quit-claim deed to Robert B. Jones and Doris W. Jones dated July, 1965 and recorded in Kennebec County Registry of Deeds in Book 1347, Page 354.

Also another certain lot or parcel of land situated in said Waterville and bounded and described as follows, to wit:

Easterly by College Avenue about one hundred thirty-two (132) feet; southerly by Crescent Street about one hundred ninety-two (192) feet; westerly by land now or formerly of Charles Jones about one hundred fifteen and one-half (115 1/2) feet; and northerly by the land formerly of A.O. Lombard about two hundred sixty (260) feet.

This conveyance includes all machinery, equipment, fixtures and other personal property used in conjunction with the above-described premises.

Being the same premises conveyed to Druid, Inc. By Warranty Deed of Robert B. Jones dated August 24, 1981 and recorded in the Kennebec County Registry of Deeds at Book 2413, Page 244.

RECEIVED NUMBERED 55.

1989 MAY -7 AM 9:00

ATTEST: *Anna R. Jones*
REGISTER OF DEEDS